

BUILDING APPEALS
TO BE CONSIDEREDBoard Will Hear Long List of
Applications for Zoning
Law Permits.

At its regular meeting Tuesday morning at 10 o'clock in Room 915, Municipal Building, the Board of Appeals will consider the following matters:

Application, October 1, 1921, under the building zone resolution, of Neter & Van Derveer, applicants, on behalf of Eleanor and Helen Liza, owners, for a re-hearing of an application previously dismissed for lack of prosecution, to permit in a residence district the maintenance of a garage for three commercial cars; premises 1418 Melville street, The Bronx.

Application, July 28, 1922, under the building zone resolution, of Otto C. Infanger, architect, on behalf of Peter C. A. Fickelknecht, owner, to permit in a residence district the maintenance of a garage for four motor vehicles; premises 92-38 Autumn avenue, Brooklyn.

Application, July 31, 1922, under the building zone resolution, of James P. Whitteman, architect, on behalf of Sylvia R. Fromm, owner, to permit in a business district the extension in area to an existing garage; premises, 1093-1095 Morris avenue, The Bronx.

Application, July 31, 1922, under the building zone resolution, of John De Hart, architect, on behalf of Rachael Kantowitz, owner, to permit in a residence district the conversion of existing building from residence to business use; premises, 871 East 173rd street, The Bronx.

Application, September 5, 1922, under the building zone resolution, of Harold J. Crookes, applicant, on behalf of Herman R. Maier, owner, and Fort George Automobile Club, lessee, to permit in a business district the erection of a three story garage for more than five motor vehicles; premises 4423-4438 Broadway, Manhattan.

Application, August 16, 1922, under the building zone resolution, of Benjamin Antin, applicant, on behalf of Rose Goldmann, owner, to permit in a residence district the conversion of existing private garage into a store building; premises 1821 Grand Boulevard, southwest corner 17th, The Bronx.

Application, August 21, 1922, under the building zone resolution, of William F. Doyle, applicant, on behalf of Billingsley Holding Corporation, owner, to permit in a business district the erection of a garage for more than five motor vehicles; premises east side Jerome avenue, north of East 170th street, The Bronx.

At an extra session Tuesday afternoon at 2 o'clock the board will consider these additional cases:

Application, July 22, 1922, under the building zone resolution, of C. W. Burke, applicant, on behalf of New York Consolidated R. R. Co., owner, to permit in a business district the maintenance of a business of hauling parties; premises west side of Fifth avenue, fifty feet north of Thirty-seventh street, Brooklyn.

Application, February 11, 1922, under the building zone resolution, of Russell Fraser, applicant, and Rose Bowden, executrix, owner, to permit in a residence district the maintenance of a garage for one commercial car; premises 115 Lexington avenue, Maspeth, Queens.

Application, June 15, 1922, under the building zone resolution, of S. E. L. Building Corp., owners, to permit in a business district and partly in a residence district, the conversion of a building into a store building and conversion of an existing garage to business use; premises 5602 Fort Hamilton Parkway, Brooklyn.

Application, July 22, 1922, under the building zone resolution, of C. W. Burke, applicant, on behalf of Nassau Electric Railroad Company, owner, to permit in a business district the maintenance of a business of hauling parties; premises 531 Fifth avenue, Brooklyn.

Application, July 22, 1922, under the building zone resolution, of Abe M. Kline, applicant and owner, to permit in a business district the maintenance of a garage for thirteen motor vehicles; premises 130 and 122 Washington avenue, Brooklyn.

Application, August 9, 1922, under the building zone resolution, of Harry R. Harvie, architect, on behalf of Frederick R. Rath and John H. Stemann, owners, to permit in a residence district the extension and erection of a two story garage and garage for two cars; premises 467 and 473 Prospect avenue, Brooklyn.

Application, August 16, 1922, under the building zone resolution, of Edward M. Adelson, architect, on behalf of S. M. Miller, owner, to permit in a business district the erection of a basement and one story garage for more than five motor vehicles; premises 585-589 East New York avenue, Brooklyn.

Application, August 16, 1922, under the building zone resolution, of Frank Hauke, architect, on behalf of John L. Miller, owner, to permit in a business district and partly in a residence district the conversion of a garage for more than five motor vehicles; premises northeast corner of West 218th street and Tenth avenue, Manhattan.

Application, August 31, 1922, under the building zone resolution, of Department of Plant and Structures, applicant, on behalf of the City of New York, owner, to permit in a business district the erection of a housing station for the Department of Street Cleaning; premises 27-31 Horatio street, Manhattan.

Application, September 12, 1922, under the building zone resolution, of Charles B. Meyers, architect, on behalf of Adolph L. Lewis & Sons, Inc., owner, to permit in a business district and partly in a residence district the erection of a two story garage for more than five cars; premises 4560-4576 Broadway, Manhattan.

RESIDENTIAL RENTALS.
Douglas L. Elliman & Co. leased the following furnished apartments: 270 Park avenue, 14 rooms and 5 baths, for John McCormack to Mrs. Anson R. Flower, 471 Park avenue to Mrs. Benjamin Wood, in 1049 Park avenue to Harold A. Whitlock, in 1 West Sixty-seventh street (Des Artistes) to Mrs. Richard Stevens, in 11 East Sixty-eighth street to Edward R. Wharton, in 125 East Seventy-second street to Mrs. Enrico Caruso.

Pease & Elliman have leased apartments as follows: in 1049 Park avenue, to Keats Speed, in 687 Madison avenue, furnished, to J. Parker Kurling, in 171 West Fifty-seventh street, to Hazzard Short, in 66 East Fifty-sixth street, furnished, to Butler & Baldwin, agents, in Wallace Road, 21 West Fifty-eight street, to M. Herzberg, in 133 East Sixty-sixth street, furnished, to Malcolm B. Smith, agent, to the Misses Adams & Renshaw, in 381 Central Park West, to James E. Page, in 56 West Sixty-seventh street, furnished, to Miss Anna Heffetz, in 129 West Seventy-second street, to Alexander Macdonald, and in 362 West Eighty-seventh street, to J. P. McMeel.

New Flat for Riverside Drive



Fourteen story apartment house now being completed at 370 Riverside Drive, northeast corner of 109th street, for Louis Gerbino and Benjamin P. Walker. Schwartz & Gross are the architects.

Says Our Architecture
Is Ahead of England's

THAT American architecture is leading and is superior to that of England and France is the opinion of Frederic Culver, a prominent New York lawyer, who recently returned from an extended trip through England. Mr. Culver, who is interested in taking an active part in community housing in the United States, made the trip primarily to acquire first-hand knowledge of the type of community houses—the much heralded Lloyd George houses—being erected in England.

"Many people will no doubt be surprised to learn that there is no housing shortage in England," Mr. Culver declared. "What there is a shortage of houses that the people—and by people I refer to the great middle class, mechanics, artisans, peasants, etc.—want to live in."

"Before the war the English peasant was content to live in his small cottage, with its thatched roof and country picturesqueness. But during the war so much had been promised him that when he returned he demanded new houses. He wanted to enjoy modern improvements and conveniences, such as plumbing with hot and cold water, electric light and others."

"The result was that the Government had to satisfy the demands of the people and built from seventy to one hundred thousand houses of this type. And I would point to these houses to substantiate my assertion that American architecture is superior in every way to that of England and that the latter is on the down grade. The houses are ugly, garish, a blur on the landscape and entirely inferior in architectural appearance to those of the old type. And the cause of it all is that England is losing its tradition in respect and adopting what it pleased to call 'modern architecture.'"

"These new buildings are spreading rapidly to many districts, having made their way to Hagen street, which will soon be ruined by them. I had, for example, an opportunity to visit the London County Hospital, recently erected, and I found it horrid—an architectural monstrosity."

"The dislike of the English peasants for their old dwellings and desire for new ones of the modern type has been aggravated by the economic plight the large landowners find themselves in. The taxes that the Government has placed on the owners of large tracts of land and estates has made it impossible for them to retain them and at the same time meet these taxes. This means that the large land owner is unable to make any improvements on the land, and the farmer and peasant are therefore forced to meet this expense out of their own pockets. All of which has added to their discontent and unhappiness."

"And in speaking of large estates, it is interesting to note how the war and its aftermath have affected even the owners of the largest estates in the country. I travelled 3,500 miles in an automobile, and when one remembers that England is comparatively a small country it will be evident that I was able to view the conditions existing in different parts and to compare them. And what did I see? I saw the most beautiful estates, estates handed down from one generation to another in all their picturesque and romantic surroundings, completely abandoned. Their owners had found it impossible to keep them up and pay the prohibitive Government taxes. It is being whispered even now that the Duke of Rutland's beautiful estate, on which stood Hadden Hall, a historic and unique building, Dorothy Vernon's old home, will be broken up and disposed of in this way."

"One of the things that struck me forcibly was the great educational movement sweeping over the country. And one of the most interesting and noteworthy phases of this movement is the fact that it is being conducted by private individuals, such as educators, publicists, scholars and professors. These men are carrying on the work quietly and unobtrusively, paying all expenses out of their own pockets. And the people, with the strong inherent desire in humanity for knowledge, are meeting the movement with enthusiasm. Dean West of Princeton University is one of the sponsors of it, and spent about six weeks at Oxford, Cambridge and the University of Paris in an effort to universalize education. In furtherance of this plan the University of London intends to send two hundred and fifty students to America, who will go for one American college education and study American educational methods."

"Another aspect of English character reveals itself to the visitor in their great love for flowers and gardens. I do not believe there are any people in the world so fond of flowers and plants in general as the English. Every little house has its garden, kept with the most painstaking and sedulous care. The Kew Gardens on Sunday are literally packed with people of the middle class who take this opportunity of increasing their knowledge of flower culture and who exhibit almost childish glee and delight in their admiration of the flowers and plants."

START SELLING NEW HOMES IN ASTORIA
Demand for Two Family Houses on Ditmars Ave.
Negotiations are under way for the sale of fifteen of the two family houses that are being erected on Ditmars and Van Alstyne avenues, Astoria, by the Potter Avenue Realty Company. The work on these houses was begun last August. The company will erect one hundred of this type of two family houses. Practically all of the one family houses erected by the Potter Avenue Realty Company on Potter avenue, one block south of Ditmars avenue, have been sold. The houses have been proved for installing local improvements in the entire Potter avenue, Ditmars avenue district from Van Alstyne avenue to Goodrich street. When this work is completed the section will be one of the most intensively developed and highly improved of any district in Queens.

TO STANDARDIZE
FEDERAL LEASESGovernment to Consult With
Building Owners and
Agents on Plan.

At a meeting of the officers of the National Association of Building Owners and Managers held last August the first vice-president, Leo T. Smith, a member of the executive committee of the Building Managers and Owners Association of New York, was directed to consult with Col. C. E. von dem Buesche, executive chairman of the Federal Real Estate Board at Washington, with the view of determining a satisfactory method whereby cooperation could be established between the Federal Board and the national association which might lead to the adoption of a standard lease form for the Government to use in the renting of property.

For some time the present lease form has been unsatisfactory and has worked to the disadvantage of both the owner and the Government. The cancellation clause and the one year period being especially objectionable. Since the passing of the budget and accounting act in June, 1921, an organization has been built up to carry on the business of the nation so that the several departments can have a point of contact and be able to profit by the needs and requirements of one another.

This organization has been formed along strict business lines. The president appointed a chief coordinator and charged him, under the direction of the Bureau of the Budget, with the responsibility of representing him in the application of uniform business principles and methods applying to the expenditures of public funds. Under the chief coordinator was established coordinating boards relating to certain specific business activities of the Government. Among the appointed boards are the Interdepartmental Board of Contracts and Adjustments and the Federal Real Estate Board.

The former will standardize forms and methods of contract letting with the view of fostering economy, promptness and the reduction of hazards to be assumed by the contractor, also recommend general policies in the settlement of outstanding contract obligations and act in an advisory capacity to review and revise important contracts concerning their interpretation and to assist in their negotiations.

The latter will coordinate the activities of the Government relative to the purchase and sale and rental of real property. The Secretary-General of the Federal Real Estate Board for approval and then placed in use by all departments in the United States Government.

SAYS ASSESSMENT
MAY BE TOO HIGHRealty Board Insists Reductions
Must Be Made or Court
Actions Invoked.

The Real Estate Board of New York in an analysis of the assessment rolls for 1922, opened for public inspection on October 1, says:

"Real estate interests expected an increased assessment, although not as great as it turned out to be. It is true that 29,359 new buildings were erected, at a cost of \$340,827,015, but many old buildings had been demolished and a great deal of valuable land, including waterfronts, had been taken for city purposes."

"Auction sales of lots in the outlying boroughs had brought prices less than assessed values, and the high values placed by the Department of Taxes and Assessments in 1920-21, based on estimated replacement costs, should have been reduced."

"The cost of building is at least 10 per cent. less than in 1920, and this should have been reflected in the assessed valuations of improved property. The success of the suit in certiorari by the Equitable Building Corporation and others indicates the opinions of the courts on this question."

"The Real Estate Board in a recent statement estimated \$200,000,000 as the probable increase, or total assessment roll is about \$10,028,494,720 for all kinds of real property."

"The assessment of \$10,466,121,527 is too high and very large reduction must be made by the Commissioners during the coming year. The reductions will be made by the courts through writs of certiorari."

"The attention of property owners is called to the advisability of examining the assessment rolls and ascertaining the values placed on their holdings. Protests and requests to obtain a hearing must be filed before November 15. A personal hearing should be requested, and at the hearing the evidence presented should be such as would be accepted in a court. The evidence offered by the Commissioners is that upon which a writ of certiorari could be based."

"A temporary raise of rents based upon artificial and temporary conditions or temporary replacement value in a time of shortage of both material and labor is not evidence of value. The increases by boroughs are of interest: Manhattan, \$168,822,350; Bronx, \$120,797,950; Brooklyn, \$198,746,722; Queens, \$126,134,723; Richmond, \$29,975,610."

"It is estimated that the exemptions claimed under the tax exemption ordinance relating to residences property will aggregate \$130,000,000. The main increase of the City of Manhattan is in the Grand Central zone and totals \$28,537,450."

QUEENS BUILDING
AT HIGHEST POINT
Breaks All Previous Records in
First Nine Months of
This Year.

With 15,571 permits filed for new buildings in Queens during the first nine months of 1922, Queens Borough breaks its previous record. During the whole of 1921 there were filed 13,291 applications for buildings to cost \$23,827,000, a record for the borough up to that time.

A housing bureau of the Queensboro Chamber of Commerce has had photographed buildings completed in all sections of the borough during the last year. In the Long Island City and Jamaica sections construction of big flats is making headway. Outside of Long Island City and Jamaica the type runs to the single and the two family dwellings.

In Astoria, within a few blocks of the Interborough subway extension, new houses are being built to accommodate more than 1,200 families. In the section east of the extension, the development is mainly of the multi-family type, and to the north hundreds of single family houses have been erected. In Jamaica, Richmond Hill and Woodhaven several large apartment under construction will provide accommodations for several hundred families. There also, hundreds of two family houses are being erected. A big hotel to cost more than \$1,500,000, has been projected. The property of the Interborough and Country Club, having been purchased for the purpose.

In Jackson Heights the Queensboro Corporation, the J. A. White Company and others are erecting and erecting hundreds of apartments to be sold on the co-operative plan.

Throughout the Second ward, comprising Woodside, Winfield, Elmhurst and Corona, the erection of small single and two family houses have been erected, most of which have been sold. In Forest Hills and Kew Gardens great activity prevails, the houses being of a more pretentious type. Throughout the Third ward practically all building is of single family houses, with yards and gardens. Real estate men are predicting that within a few months the erection of hundreds of more pretentious bungalows and homes are being constructed.

At least 55 per cent. of the new construction is for dwellings, but, according to John W. Moore, Superintendent of the Building Bureau for Queens Borough, there are signs of a resumption of industrial building. He estimates that industrial plants and storerooms to cost \$1,000,000 are in course of construction. With the increase in population there comes the need of more churches, schools, stores and theaters. Mr. Moore says that more houses of worship are under construction in Queens Borough than were erected previously after consolidation, or from January 1, 1922, to January 1, 1922.

DEVELOPING THOMSON HILL.
Cautious Builds 38 Two Family
Houses.

In the Thomson Hill section of Long Island City Joseph P. Caulfield is erecting thirty-eight two family brick houses at a cost of \$544,000. The houses are tax exempt and contain eleven rooms and two bathrooms. They occupy plots of 29x52x109 feet and are being sold for \$14,000 and \$15,000, \$3,000 cash down and \$3 a month apiece. There is an automobile drive to every house.

The property is within a block's walk of the Lovers' street station of the Corona branch of the Interborough subway and the Roosevelt Savings Bank of Brooklyn has placed mortgages totaling \$215,000 on the buildings.

Mr. Caulfield is the son of the late James A. Caulfield, who erected more than 1,000 two family dwellings in Brooklyn and Ridgewood.

BUSINESS PROPERTY GUIDE

An Up to Date List of Business Properties To Let
Classified for Convenient Reference

Indicates For Sale.

STORES.

City.

24TH ST.—121 W. 25x110.

Sharon, 179 B'way.

25TH ST.—128 E. Reasonable.

Apply Loria premises.

26TH ST.—128 E. Reasonable.

Loria, premises.

27TH ST.—142 W. Reasonable.

Apply Schrag, 142 W. 23d St.

28TH ST.—131 W., with basement.

25x110.

Sharon, 179 Broadway.

40TH ST.—B'way. Reasonable.

A. Fischer, 609 6th av. 23d St.

41ST ST.—470 W. Reasonable.

Apply premises.

42ND ST.—5th & 6th av. Reasonable.

W. J. Salmon, 17 W. 42d St.

43RD ST.—38 W., Bar Bldg.

Reasonable.

Apply premises.

44TH ST.—230-240 E.

L. S. Altmyer, 62 E. 50th St.

180TH ST.—Boston rd. Reasonable.

S. E. Brown, 2207 Morris av.

20TH ST.—362-368 W.

J. Clarence Davies, 14th & 3d.

THIRD AV.—3718. With 3 rooms.

Normal, premises.

FIFTH AV.—109. 57x140.

E. A. Levy Co., 505 5th av.

BROADWAY—507. 4000 sq. ft. up.

Barie & Calhoun, 212 W. 72d St.

B'WAY—204th St. Reasonable.

Slawson & Hobbs, 162 W. 72d St.

Reasonable. Premises.

FORDHAM ROAD—Reasonable.

Pearlman, 462 E. Fordham Road

FORDHAM ROAD—75 E. 145th.

M. R. Adams, 91 2d St.

MADISON AV.—29th St. Mod. rent.

Regent Realty Co., 33 W. 42d St.

MADISON AV.—477. With show.

Windows. 37x19.

Premises.

MADISON AV.—469.

With rear room.

M. Brown, premises.

MADISON AV.—768. 13x50. With

show window.

Premises.

PLIMPTON AV.—1231. 12x30. 400.

Phone Kingsbridge 5082.

SEVENTH AV.—39th St. Johnson

Building, 32,400.

Premises.

TREMONT AV.—412. 8200.

Woodall, 419 E. Tremont av.

Reasonable.

Logue, 7 Brooklyn st.

Brooklyn.

ATLANTIC AV.—1062. Bedford av.

Basin Co., 1780 B'way, city.

Long Island City.

JACKSON AV.—17. Reasonable.

W. T. Richardson, premises.

Long Island City.

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JACKSON AV.—17. Reasonable.

W. T. Richardson, premises.

Long Island City.

JACKSON AV.—17. Reasonable.

W. T. Richardson, premises.

OFFICES.

City.

23D ST.—77 W. Reasonable.

(Maasone Building).

Premises.

31ST ST.—38 W. Reasonable.

Ames & Co., premises.

40TH ST.—110 W. 500 sq. ft.; 615.

Room 507, premises.

41ST ST.—Park av. Purching.

Phone Murray Hill 5235.

42ND ST.—5th & 6th av. 47th.